



Progressing Bristol's Development



A statement about planning in Bristol
6/10/2020

Contents

FOREWORD	2
Progressing Bristol's development -introduction	3
Role of this statement	4
The next steps for our planning strategy.....	5
Approach to planning and development proposals	6
Delivery	6
Objectives for this statement.....	8
Delivering new homes.....	10
Urban living.....	10
Managing the development of student accommodation	11
Managing flood risk	13
Areas of growth and regeneration	14
South east and south west Bristol – Green Belt	20
Planning for a diverse and inclusive economy.....	21
Town centres and retailing	22
Action on climate change and our natural environment	24
Food systems	25
Pollinating insects.....	26
Open Space	26
A connected city.....	27
Digital connectivity	28
A growing region	29
Progressing Bristol's Development – Diagram	32

FOREWORD

Marvin Rees Mayor of Bristol

To be added for published version

Progressing Bristol's development -introduction

Bristol City Council is committed to building a better Bristol: a city of hope and aspiration where everyone shares in its success; a city which builds on its strengths and valued character whilst we innovate for the future.

As we bring our economy forward from the response to COVID-19 and restore the day to day life of the city, this flexible outline of the city's future charts how new development will contribute to inclusive growth - growth which responds to the climate and ecological emergencies that we face.

This statement complements the One City Plan and should be read alongside the framework of plans and strategies which set out the comprehensive approach to meeting our city's needs and its future direction.



Award winning new council homes at Henbury

Role of this statement

This is a statement about planning in Bristol. Based on the draft local plan¹ and supporting the One City Plan, '**Progressing Bristol's Development**' sets out the approach to development of the city we want to promote as we recover from the impacts of COVID-19. It shows how we will aim, when making planning and development decisions, to balance existing local plan policies with our emerging plans, new evidence, changes to national planning policy and evolving development issues across the city.

The statement also looks ahead to progressing the development of the city and the growth of the wider region.

This statement was approved by Bristol City Council on 6th October 2020. ²



¹ Bristol Local Plan Review Draft Policies and Development Allocations March 2019

² To be added to published version

The next steps for our planning strategy

In 2017 we began the process of setting out our new development vision for Bristol through the review of the local plan. The local plan review set out to replace the three parts of the current local plan which were adopted in 2011, 2014 and 2015. The current local plan is the legal starting point for decisions on planning applications but is becoming less and less up to date. It does not articulate our current vision for the development of the city and it is silent on many of the major development opportunities and challenges for Bristol in 2020.

Last year we released a draft of a new local plan setting out the proposed approach to the city as a whole and the neighbourhoods within it. We consulted and received valuable feedback which has been published.³

At that time, a joint strategic plan for the West of England was being prepared which provided some of the broader context for our new local plan. The Joint Spatial Plan is no longer being progressed and a new strategic framework for the wider region involving the West of England Combined Authority and North Somerset Council will be developed⁴.

Bristol has recently declared a climate emergency and an ecological emergency. The One City Climate Strategy and One City Ecological Emergency Strategy set out a number of actions that have important implications for the future development of the city.

The government has recently announced proposals to change the law for local development plans with an intention of new style local plans being in place by the end of the current parliament in 2024⁵.

This statement sets out a development approach for the city, as we continue to prepare a new local plan in a changing context. It shows the actions we aim to take and ideas for how Bristol will work with neighbouring councils in setting out a development approach to our wider region. It is a prospectus for our future statutory planning documents.

Engaging and consulting with the local community, we will continue the work to inform the preparation of Bristol's statutory local plan in a changing context of legislation and national policy. As part of that process we will

³ [Local Plan review - summary of responses to the March 2019 consultation](#)

⁴ The West of England Combined Authority is preparing a [Spatial Development Strategy](#) which will set out the vision for where people will live, work and play in the region over the next 20 years.

⁵ Planning for the Future – Government white paper August 2020

coordinate with our neighbouring councils to address the wider development needs across our region.

See also '**A growing region**' below.

Approach to planning and development proposals

Until a new statutory local plan is in place, decisions on planning applications will be made on the basis of weighing and balancing a combination of considerations:

- The policies of the current Bristol Local Plan (and 'made' neighbourhood development plans⁶). This is the legal starting point for decisions on planning applications;
- Application of the presumption in favour of sustainable development set out in national planning policy⁷ (where existing policies are out of date);
- The policy direction given by the emerging Bristol Local Plan Review (March 2019);
- All other relevant material planning considerations, including supplementary planning documents, development frameworks, up-to date evidence and feedback from community consultation.

In accordance with the National Planning Policy Framework, decisions on proposed development will be approached in a positive and creative way and the council will seek to approve applications for sustainable development where possible⁸.

This statement sets a direction and shows the way in which the council will approach the weight to be given to the various considerations when making decisions on a range of proposals. Further details of the approach to existing local plan policies are set out in [planning practice guidance](#) which will accompany this document.

Delivery

Making plans is all about enabling the development we need and making sure that development gives us the Bristol we want. From 2016 we were determined to deliver new homes and set out an ambitious, aspiring and inclusive approach to development in the city.

⁶ Made Neighbourhood Plans for Old Market, Lawrence Weston, and Hengrove and Whitchurch Park are used to inform decisions in those areas.

⁷ National Planning Policy Framework paragraph 11.

⁸ National Planning Policy Framework February 2019 paragraph 38.

Since 2016:

- Over 6,972 new homes have been built⁹
- 2,000 new homes are estimated to be completed during 2020/21¹⁰
- 11,000 more homes have the go-ahead, with planning permissions agreed
- A framework for future planning has been set out in the draft local plan
- *Areas of growth and regeneration* with the potential for thousands of new homes and new workspace have been highlighted across the city.
- Work is on-going to prepare masterplans and development frameworks in consultation with local communities
- Urban Living guidance now shapes the way successful new developments are designed
- A new City Centre Framework charts how the city centre will grow and diversify
- Goram Homes are bringing forward proposals for new homes at Lockleaze and Baltic Wharf, with more to follow
- Planning permissions have been granted for major proposals including:
 - a world class events arena at the Brabazon site in north Bristol which will become one of the largest in the UK
 - 1,700 new homes at Hengrove Park and at former Hartcliffe Campus
 - new housing development at Ashton Rise – permitted and well underway
 - redevelopments across Bristol City Centre, including 375 new homes at Castle Park View now rising rapidly from a brownfield site
 - community-led homes at Glencoyne Square in Southmead

With the renewed urgency of ensuring a growing, inclusive and sustainable local economy, delivering the new and affordable homes that Bristol needs and ensuring the challenges of the climate and ecological emergencies are faced, this statement charts the approach to continued delivery for Bristol over the coming months and years.

⁹ Residential development survey

¹⁰ 1 April 2020 to 31st March 2021 – estimates from planning records



Objectives for this statement:

Housing and communities
<ul style="list-style-type: none"> • Delivering the new and affordable homes we need • Creating high quality homes and inclusive public spaces
Economy
<ul style="list-style-type: none"> • Promoting rapid economic recovery and resilience for the future
Connectivity
<ul style="list-style-type: none"> • Contributing to a digital and a connected city
Environment
<ul style="list-style-type: none"> • Tackling the causes of climate change and responding to its challenges • Addressing the ecological emergency by reversing loss of habitat and creating net gains for nature
Health and wellbeing
<ul style="list-style-type: none"> • Promoting active lifestyles and tackling obesity in our approach to development
Learning and Skills
<ul style="list-style-type: none"> • Making provision for new schools and managing the growth of higher education



Bristol is committed to achieving the **United Nations Sustainable Development Goals**¹¹ and we have embedded their ethos into the objectives set out in this statement and the local plan preparation process. For further information on the Sustainable Development Goals see the [One City Plan](#)



¹¹ <https://www.bristolonecity.com/sdgs/>

Delivering new homes

Bristol City Council has been working towards ensuring that 2,000 homes are built in Bristol each year, with 800 of those being affordable.

In aiming for this, it is acknowledged that the economic impacts following the response to COVID-19 are making the delivery of new homes more challenging in the shorter term.

The new strategic framework for our region will incorporate the ambition for the future. The figure will be based on evidence of need and Bristol's ambition and capacity for delivering new homes.

Focusing on making effective use of brownfield land, there are substantial opportunities for sustainable development of new homes and the services, facilities and workspace that goes with them.

The calculated level of new homes needed for Bristol exceeds the physical capacity of the city to accommodate all of them. Although we have earmarked hundreds of development sites and granted permission for over 11,000 new homes, the city does not have a '5 year supply' of homes – a requirement of current central government planning policies¹². Unmet requirements will be addressed in the years ahead by working with our neighbouring councils to ensure land is made available across the region for new housing development – see '**A growing region**' below.

Meanwhile, boosting the supply of homes in Bristol will remain a priority in securing sustainable development and to address the acute needs for new affordable housing. The delivery of new and affordable homes will remain an important material consideration in decisions on planning applications. That means that well designed and sustainable housing development will be supported in principle unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Protection and enhancement of the city's valued green spaces, its heritage and biodiversity will continue alongside supporting the most important economic development sites and the creation of new workspaces for the future.

Urban living

Recent events associated with the response to COVID-19 have reminded us of the importance to everyone of a secure, comfortable and well-designed home and neighbourhood. The Local Plan review promotes urban living, balancing the efficient and effective use of land with aspirations for making

¹² A Housing Delivery Test Action Plan has been published.

quality places to live, successful placemaking and a positive response to context. Space standards for homes are a requirement of current policy¹³ and the design of successful places is guided by our supplementary planning documents '*Urban Living SPD: Making Successful Places at Higher Densities*'.

Consistent with urban living objectives, development proposals which introduce new types of design, scale and form into its context are consistent with planning policy approaches, provided that local character is enhanced and not harmed. In the future it is expected that locally produced design codes will increasingly shape the nature of new development.

New homes for Ashton Rise



Managing the development of student accommodation

The growth of our education sector brings economic and social benefits to the city. It also generates a demand for the expansion of purpose built student accommodation. In order to manage this growing sector and ensure that potential negative effects are avoided, the draft local plan identifies a number of suitable locations where additional student accommodation could be located as part of the overall mix of new development. These areas include:

- The University of Bristol's existing precinct and its residential campuses at Clifton and Stoke Bishop
- Bristol Temple Quarter and St Philip's Marsh
- Bristol Shopping Quarter at Broadmead and the nearby Frome Gateway area
- Central Bedminster

¹³ See Space standards and other requirements for residential development practice note

- Western Harbour
- Locations supported by local communities including through neighbourhood plans

Consistent with existing planning policies the aim in all areas would be to create mixed and balanced communities and to avoid any harmful effects, particularly impacts on existing residential areas.

Homes in multiple occupation

The existing local plan aims to achieve mixed and balanced communities by ensuring specialist forms of residential development are managed to avoid harmful effects and imbalances. This aim is taken forward in the draft local plan. A [supplementary planning document](#) dealing with homes in multiple occupation will guide the approach to this form of development.



Managing flood risk

Bristol City Council and the Environment Agency are working together to deliver a long-term plan to better protect people and property from flooding. The Bristol Avon Flood Strategy will set out our preferred approach to reducing the risk of flooding from the River Avon for both existing and new homes and businesses, now and in to the future.

By defending locations currently at risk of flooding, we can ensure Bristol is a resilient city where people and business can thrive. Unlocking areas for regeneration and new development will help create the jobs, homes and public spaces to support the future needs of the city.

The first phase of the strategy would be delivered over several years: it is anticipated works could start from 2025 onwards and Bristol City Council will work collaboratively with many different organisations to fund the proposed flood defences in the coming years. Consultation on the strategy will take place from October-December 2020, the council will then consider the feedback from the consultation before making a decision on next steps.



Areas of growth and regeneration

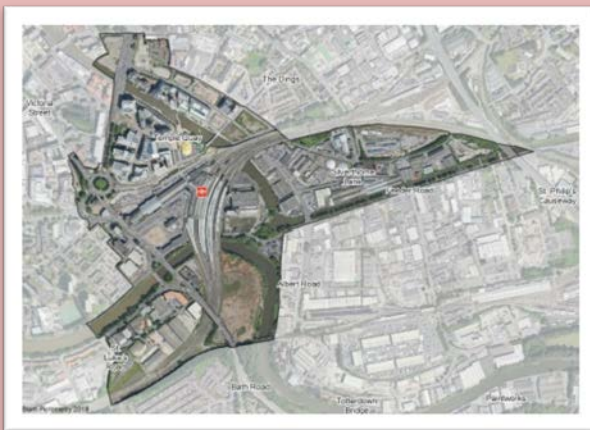
In the local plan review we set out an ambitious vision for areas of growth and regeneration, specific locations for change and development. In Bristol the areas of growth and regeneration are:

Bristol City Centre



Strengthened role as a regional focus at the centre of our global city. There is scope for at least 11,500 new homes across central Bristol alongside workspace, education, leisure and cultural uses in a dynamic and diversifying area. A [City Centre Framework](#) has been published and a detailed development and delivery plan will address the details of development.

Bristol Temple Quarter



Mixed used quarter providing a wide range of new jobs; an innovation district with a transformed and fully connected station, new forms of workspace and new homes. A vibrant new university campus will be developed, linking leading research and development with major businesses. A development framework will help to shape the approach to the redevelopment of this area.

www.bristoltemplequarter.com

St Philip's Marsh



This area will be a major focus for regeneration. A greater mix of uses is proposed – industry, workspace and future new homes – with regeneration guided by a development framework.

We have been working in partnership with the Environment Agency on a strategy for managing the risk of flooding from the river Avon in a way that could also support development in this area. When that strategy has been agreed and delivery of appropriate defences is certain, a greater mix of uses will be enabled.

Western Harbour



Mixed-use area making better use of land and incorporating flood defence measures in accordance with a wider approach to managing the risk of flooding from the river Avon.

<https://www.bristol.gov.uk/planning-and-building-regulations/western-harbour>

Frome Gateway



Mixed and inclusive community with a diversity of land uses providing opportunities to live and work in central Bristol with opportunities for nature, recreation and flood management delivered through connected, multi-functional green infrastructure.

Lawrence Hill



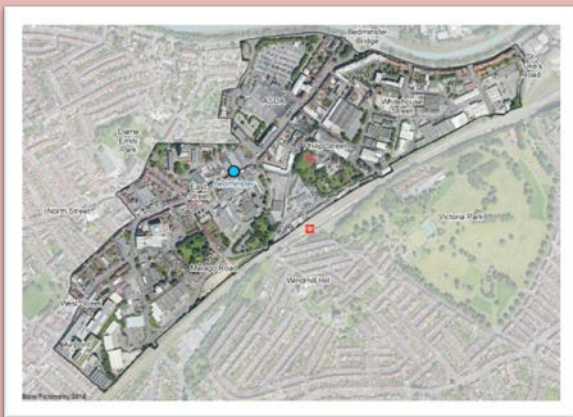
A mix of residential, workspace and community uses and continued use of transport depots and facilities.

Central Fishponds



Development to reinforce central Fishponds as a mixed and inclusive community and making the best use of available land.

Central Bedminster



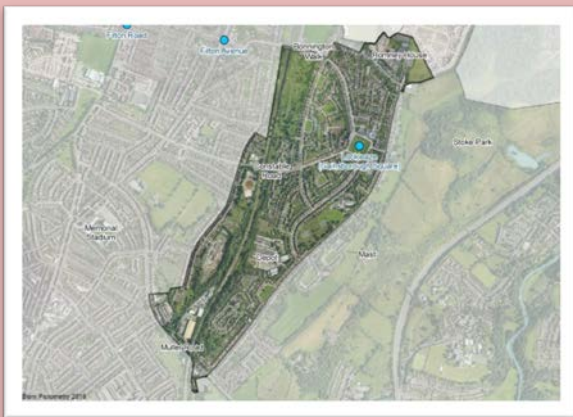
The area in south Bristol contains a number of sites that are vacant or underused where a wider range of uses can be developed.

Brislington



A mix of residential, workspace and community uses in an area where more efficient use of land can be made.

Lockleaze



Redevelopment of sites across Lockleaze for new homes offers great potential to improve the urban environment in the area and better connect the area to existing communities to the south and west.

Central Southmead



Community led approaches to regeneration and the development of new homes.

Hengrove



Hengrove and Knowle West remain as areas of growth from previous strategies and their regeneration is now being implemented¹⁴

¹⁴ There is a neighbourhood development plan for Hengrove and Whitchurch Park.

Knowle West



Hengrove and Knowle West remain as areas of growth from previous strategies and their regeneration is now being implemented¹⁵

These areas of growth and regeneration comprise a varied set of renewal and regeneration projects and urban development opportunities. They will contribute a significant proportion of the new homes, work space and facilities that we need over the next 20 years. Development in these locations will be complemented by numerous smaller development sites projects and opportunities across the city as a whole. Community engagement and involvement will be at the core of the approach to the development of each area.

South east and south west Bristol – Green Belt

In the draft Local Plan (March 2019) areas of growth were proposed at locations currently in the Green Belt at Bath Road, Brislington and at south west Bristol.

The extent of the Green Belt cannot be changed prior to the adoption of a new local plan. Until that time, Bristol's existing Green Belt designations will remain in place and national planning policies will apply. Any future changes will be made through the local plan process.

¹⁵ www.bristol.gov.uk/knowle-west-regeneration-framework www.bristol.gov.uk/plans-for-hengrove

Planning for a diverse and inclusive economy

Our planning objective is to support sustainable and inclusive economic growth across the city. This will involve the development of new work space and new forms of business alongside promoting the city centre and retaining core industrial sites across the city and at Avonmouth/Bristol Port. New locations for business are identified across the city.

Bristol City Centre – a very large proportion of all jobs in the city are linked to Bristol City Centre with its concentration of office uses, retail, leisure, tourism related business, the education and health sectors and public bodies. As the region's office capital Bristol is a nationally important focus for professional and financial services, insurance and with growing creative industries, media and environmental services.

The city centre will also be a focus for new homes, supporting its diversity and providing homes in the city's economic core.

Bristol Temple Quarter will continue to be developed as a new mixed-use quarter in the Bristol's city centre providing a range of employment opportunities. Station redevelopment plans will see Bristol Temple Meads, the largest transport interchange in our region, upgraded to become a world-class transport hub. Connectivity through and around the station will also be improved, enhancing links to areas east of the station and helping to regenerate the wider area.

St Philip's Marsh will continue to be an important location for industry and employment. When a flood risk management strategy has been agreed and delivery of appropriate defences is certain, a greater mix of uses will be enabled. The objective will be to increase the number of jobs as well as delivering new homes in this diverse and diversifying 63 hectare location at the heart of the city.

Avonmouth and Bristol Port – is a regionally important port and global gateway alongside the city's largest industrial location with 640 hectares of port uses, industry, distribution, power generation and renewable energy. The Bristol Port Company has ambitions plans for future growth with consent in place for deep sea container terminal.

We have earmarked 60 hectares of new land at Avonmouth for industry and distribution to support continued growth and diversification in the area.

Industry and Distribution Areas – 35 strategic locations will be reserved for the growth and renewal of industrial and warehousing premises – a total of

235 hectares in addition to the 640 hectares at Avonmouth. 150 hectares are at 18 industrial estates across South Bristol where new land for industry at Vale Lane and Western Drive has also been identified. A further 85 hectares are reserved for industry at 17 locations across East Bristol.

Areas of Growth and Regeneration – identified areas of growth and regeneration at **Western Harbour, Frome Gateway, central Bedminster, Lawrence Hill** and **central Fishponds** will include new forms of workspace as part of mixed use developments.

Development sites – existing and proposed allocations – The current local plan includes over 70 development allocations which include an element of workspace. The local plan review proposes that 20 new development site allocations will include workspace as part of mixed developments.

Where existing workspaces are proposed for redevelopment, new workspace is expected as part of mixed use development.

Town centres and retailing

Town centres are changing and they will play an evolving and important role at the hearts of their communities. We have 48 centres in Bristol – ranging from the **city centre** with its diverse neighbourhoods, **town centres** like Bedminster, Gloucester Road and Fishponds, **district centres** serving local communities like Crow Lane, Stapleton Road and Symes Hartcliffe, to **local centres** such as Avonmouth village, Sandy Park Road and Druid Hill providing services to their surrounding neighbourhoods.

As the response to COVID-19 has demonstrated, centres are essential locations for services as well as being places of interaction and connection. They act as a focus for jobs, homes, shopping, leisure and services. Planning and development decisions will have the aim of supporting and diversifying centres so that they continue to be at the heart of the communities they serve.

Agent of change – safeguarding and promoting music and cultural venues

Providing new homes, particularly in the city centre, must not put at risk the survival or growth of uses such as music venues, clubs and existing industries which are vital to the city's cultural diversity, the night-time economy and its economic success as we recover from the effects of COVID-19.

That's the responsibility for addressing the impact of noise is placed firmly on the new development¹⁶ – this is known as the 'agent of change' principle. This means that where new developments are proposed close to existing noise-generating uses, such as music venues, developments will be designed in a way which protects the new occupiers from noise impacts so that the existing use is not threatened.



¹⁶ Existing policies BCS23 and DM33. Local Plan review draft policy HW1.

Action on climate change and our natural environment

Bristol has declared a **climate emergency** and the city has come together in a one city approach to set out a strategy for a carbon neutral, climate resilient Bristol by 2030: [One City Climate Change Strategy](#)

As part of the response to the climate emergency, Bristol City Council is progressing towards enabling the city to be run entirely on clean energy. Future development should aim to be zero carbon. Where development proposals are zero carbon or have very high standards of energy performance and resilience (such as PassivHaus), significant weight can be given to these benefits in making decisions on planning applications.

Our current planning policies require specified reductions in carbon emissions. A detailed [practice note](#) provides guidance on the approach to be taken, reflecting the latest methods and approaches for achieving reductions in carbon emissions. This stresses the heat hierarchy which must be properly addressed to ensure new development meets the required standards.



Bristol has declared an **ecological emergency** and the city has set out its response in a [One City Ecological Emergency Strategy](#) that sets out four areas in which action is needed to confront and reverse ecological decline.

New development will have a part to play in each of these areas, particularly in relation to making space for nature and stopping pollution.

Development is expected to comply with all relevant planning policies for nature conservation and meet those requirements as a minimum. A high level of performance in securing net gains for biodiversity can be considered favourably in planning decisions for appropriate developments. New legislation is expected to make a level of net gains mandatory for new developments¹⁷.

Food systems

The issues of food production, quality and security impact directly on the health and wellbeing of current and future generations and are important concerns to Bristol City Council, stakeholders and residents in the city.

We continue to embed matters related to food production, food quality and food security into our approach to development:

- The special quality of soils and importance for food growing of land at Stapleton allotments/holdings will be recognised and protected;
- The local plan recognises the multi-functional role of the city's green infrastructure, including its role in food production. Allotments form part of the city's green infrastructure; within the built up areas they will be identified for appropriate protection reflecting their community value;
- New residential development is expected to be designed and located to facilitate opportunities for local food growing;
- The local plan expects proposals for new development to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks which could be used for food growing. The approach to internal space standards in the local plan helps to ensure new homes will have sufficient room to store food and to prepare and eat meals;
- In terms of food manufacturing, processing and distribution, the local plan continues to provide a context for the maintenance of a stock of industrial and distribution land within the city;
- Our policies continue to ensure that development sensitive to pollution is not located in areas where it may undermine the future viability of industrial areas which can include food related industries.

¹⁷ Environment Bill 2020

Pollinating insects

Bees and other pollinating species are vital to our biodiversity and food production. The local plan's policies for nature conservation and habitats aim to maintain a healthy ecosystem and link the city's wildlife networks with the wider area.

Through the policies in the local plan and other planning documents and frameworks, species beneficial to pollinating insects will be secured as part of the required green infrastructure in development proposals.

Open Space

As part of the Local Plan review we have consulted on proposals for Local Green Space and Reserved Open Space – new forms of protection for the city's most important open green spaces. These proposals and the consultation feedback we have received will guide the approach to the protection of open space.



A connected city

Our vision for Bristol is to be a well-connected city that enables people and goods to get from A to B using a reliable, inexpensive and accessible transport system that is inclusive to all. The [Bristol Transport Strategy](#) outlines our local priorities and is complemented by the wider West of England [Joint Local Transport Plan 4](#) which identifies the key challenges and solutions at the sub-regional level.

The Bristol Transport Strategy sets out how we'll:

- improve transport to meet increased demand from the growth in housing, jobs and regeneration
- create an inclusive transport system that provides realistic transport options for everyone
- create healthy places that promote active transport, improve air quality and improve road safety
- make better use of our streets to enable more efficient journeys
- enable more reliable journeys by minimising the negative impact of congestion
- support sustainable growth by enabling efficient movement of people and goods, reducing carbon emissions and embracing new technology

As well as providing the policy and strategy framework for the city these two documents also describe the major transport improvements – such as a Mass Transit System, expanded P&R sites and public transport capacity improvements – that will help us meet a wide range of objectives ranging from carbon neutrality by 2030 to supporting economic growth.

In addition the city has worked with neighbouring local authorities and WECA to produce a number of sister strategies and plans to help frame investment in the transport network. This includes the [West of England Bus Strategy](#), [Local Cycling and Walking Infrastructure Plan](#) and [Bristol City Centre Framework](#).

Planning and development plays a key role in our vision for a well-connected city by linking up the approaches to transport and new development and by making sure new developments are digitally connected¹⁸.

The areas of growth and regeneration outlined in this statement are at locations close to existing facilities and services where, with appropriate investment in supporting transport infrastructure, they will be well connected by walking, cycling and public transport.

¹⁸ See [Broadband Connectivity Practice Note](#)



Digital connectivity

Planning and development plays a key role in our vision for a well-connected city by linking up the approaches to transport and new development and by making sure new developments are digitally connected.

Our practice note sets out how proposals for major new development should investigate the broadband connectivity of the site and all efforts should be made to ensure that at least superfast broadband connectivity is available from the point of occupation¹⁹.

As the response to COVID-19 places increased emphasis on the value of home working, new development will consider the potential for full fibre broadband, which is becoming increasingly available to consumers in Bristol.

[Connecting Bristol](#) is Bristol City Council's smart city strategy; it outlines our ambitions for the next five years and how we will support the delivery of Bristol's One City Plan

¹⁹ See [Broadband Connectivity Practice Note](#)

A growing region

The new local plan for Bristol will be prepared in coordination with neighbouring councils so that planning issues are addressed across the wider region. We also look outward to the wider **Western Gateway**, the UK's third powerhouse - a new economic partnership across south Wales and western England which aims to boost local economies by working together.

It is likely that the scale of need for new homes which Bristol will generate cannot all be accommodated within the city over the next 20 years. This will mean that neighbouring areas may be asked to accommodate a proportion of that growth in the interests of the region as a whole. These matters are being addressed with the West of England Combined Authority covering the areas of Bath and North East Somerset, Bristol and South Gloucestershire, and with other surrounding councils.

The West of England Combined Authority is preparing a [Spatial Development Strategy](#) which will set out the vision for where people will live, work and play in the region over the next 20 years. It will set the context for the Bristol Local Plan and will help to establish the distribution of the wider housing requirement and employment land across our region. We will also continue to work closely with North Somerset Council, which is not part of WECA, on the distribution of homes, jobs and regional infrastructure.



Proposals for development beyond Bristol City Council's boundaries may emerge through the development plans of neighbouring authorities. Where appropriate proposals come forward, Bristol will continue to work with its neighbours to consider the impact on existing areas, to assess infrastructure requirements and to ensure integrated, well-planned and sustainable communities are created to the benefit of existing and future residents.

Central Bristol continues to be a priority location for jobs, new homes, entertainment and culture and we see the role being expanded and developed so that the city centre continues to serve the city and our wider region. At the hub of sustainable transport connections it holds the region's largest concentration of jobs as well as being home to world leading education facilities, medical services, and a tourism offer which extends its reach across the region to the national and international economy. We intend to promote and strengthen the city centre's role as a regional centre at the heart of a global city through strategies for the wider region. We will also welcome continued strength and regeneration of the centres of Bath and Weston super Mare and the other main centres across our region as defined in retail and centre hierarchies of our neighbouring authorities.

Bristol will work with North Somerset Council which through its local plan review is addressing the requirements of Bristol Port and Bristol Airport considering their wider economic role, and the jobs and benefits they generate. **Bristol Airport** is an important feature of Bristol's economy providing jobs across the wider region and enhanced connectivity for our area. The City Council will welcome well designed development at **Bristol Port** where this can facilitate new economic opportunities whilst safeguarding the local environment.

We support the continued development of the growing residential community at Brabazon and other locations in the **Cribbs Patchway New Neighbourhood** where this is being supported by infrastructure enhancements. Within Bristol, infrastructure improvements will be undertaken to accommodate the additional transport impacts which the new communities will generate.

Across our region there are important strategic opportunities to address the ecological and climate emergencies. We will work with others to establish and strengthen green infrastructure links and to secure substantial net gains for biodiversity across the area as it develops and grows.

The transport plans for the councils in the West of England are coordinated through the Joint Local Transport Plan. We will work with our partner

authorities to create a better connected region with world class transport and digital infrastructure.

Progressing Bristol's Development – Diagram

